

LESSEE

NAME: CUSTOM-BILT PRODUCTS CO., INC.

FIELD ADDRESS: 6524 Ellis Avenue South

CONTACT: Donald E. Lapham, Pres.

PHONE: 762-5080

TYPE OF AGREEMENT:	LEASE <u>X</u>	MONTH-TO-MONTH	CONCESSION AGREEMENT	OTHER
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EFFECTIVE:	5-1-83	THRU: 4-30-86	With a lease extension 5-1-86 to 4-30-89, and two 3-year options.	
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DESCRIPTION OF PROPERTY: Portion of Ellis Avenue Building and land

USE: Manufacture, general offices, sales and shipping of custom built window coverings and similar products

MONTHLY \$ 6,705.01

RENTAL: 860.92 LET
\$ 7,565.93

RENTAL SURETY: \$13,756.26

SQ. FOOTAGE: 34,600
32,248 net rentable space

@ SQ/FT/YR: \$2.42

DESCRIPTION OF CHANGE: Lease extension

EFF. DATE OF CHANGE: 5-1-86

UTILITIES/SERVICES INCLUDED IN RENT: Lessor shall provide water, sewer & electricity at Lessee's expense.
Lessee shall be responsible for 50% of the natural gas charge for heat to the building.

RENEGOTIATION: 5-1-89 and 5-1-92

MAINTENANCE & REPAIR: Lessee shall keep & maintain leased premises and all improvements, landscaping, fixtures & equipment in neat, clean & sanitary condition.

AMENDMENT:

ASSIGNMENT:

SUBLEASES:

CANCELLATION: King County may cancel upon 12 months' written notice if premises are required for the improvement or development of Boeing Field.

SPECIAL PROVISIONS/ MISC. INFO: Notices may be delivered or mailed. If mailed, they shall be sent certified or registered.

To exercise lease extension option, Lessee must give written notice at least 60 days prior to the end of the term.